

ZONING BOARD OF APPEALS
PUBLIC HEARING & APPROVED BOARD MEETING MINUTES
(Public Hearing & Meeting), Wednesday, January 8, 2014
Cafeteria - 4th Floor
Stamford Government Center Building
888 Washington Boulevard, Stamford, CT

The Board voted unanimously to elect John Sedlak as Acting Chair

G. White – in favor

J. Hoch – in favor

E. Pollak – in favor

N. Antonelli – in favor

The meeting was called to order at 7:04 PM, by Acting Chair, John Sedlak

Application –#059-12 - Appeal of the Zoning Enforcement Officer

Address-Bateman Way (Property description attached as Exhibit C)

Owner –The Strand/BRC Group, LLC

Agent - John Freeman

Agent/ Attorney Knuff

Attorney Knuff presented the appeal.

Ex. A. Certificate of Mail

Ex. B. Compendium

Ex C. Fuss and ONeil Letter dated January 8, 2014.

James Lunney, Zoning Enforcement Officer

Defended his decision:

ZEO Ex. 1. Memo to ZBA dated January 8, 2014

ZEO Ex. 2. Chrono of Boat Yard at Harbor Point

ZEO Ex. 3 – Zoning Board Certificate

Norman Cole, Land Use Bureau Chief

Defended ZEO and Zoning Board decision:

Land Use Ex. 1. 2 photos

Land Use Ex. 2. Chrono of Boat Yard

Land Use Ex. 3. Zoning Board Certificate

Land Use Ex. 4. 208-05 General Development Plan

Land Use Ex. 5. Harbor Point General Development Plan 208-05

Land Use Ex. 6. Minutes of Planning Board Meeting of October 1, 2013

Speakers in favor of Cease and Desist Order being upheld:

1. Kevin Daley, 18 Oaklawn Avenue with submittal of Opposition #1, ZBA Application #059-12.
2. Annie Taylor, 219 Old Long Ridge Road

Speakers in favor of Cease and Desist Order being upheld:

3. Laurie Bauer, 61 Seaview Avenue with submittal of Opposition #2, Packet of misc., information.
4. John Zito, 117 Houston Terrace
5. Karen Murphy, 68 Saddle Rock Road

The Board voted 5 – 0 to uphold the Zoning Enforcement Officer's decision and that he acted appropriately in issuing the Cease and Desist Order for Bateman Way (Property description attached as Exhibit C).

Other Board Business: G. White voted to approve the Minutes of December 4, 2013, J. Hoch seconded the motion.

Extension of Time Request:

On File with the Zoning Board of Appeals:

- Conditions of Approval or Denial, see **Certificate of Decision**
- Specific voting information, see **Voting Sheet**

Present: J. Sedlak, Acting Chair, Board Members: N. Antonelli, J. Hoch, G. White, E. Pollak

Also present: Mary Judge, Land Use Administrative Assistant and Court Reporter

Submitted by:

Mary Judge
Land Use Admin Asst.

cc: Town Clerk